



LEASEHOLD POST OFFICE/ STORE BANBURY OXON

Location

This quality business is situated in the village of Bodicote just outside of Banbury in Oxfordshire. It is an affluent village with a good primary school and has a transient population. There are council offices as well as many businesses and a good lunchtime trade. It is the only shop in the village, which is 3 miles from Banbury. The concern services clientele from up to a 6 mile radius. The M40 Motorway affords good access to the rest of the country and is only a 15 minute drive. The Banbury station has a direct rail link in to Marylebone Station.

Business Details

The particular highlights of the business are:

- Ideally located concern offering excellent lifestyle.
- A well established business.
- Good loyal clientele from within a 6 mile radius
- Fully equipped business with favorable lease terms (see below).
- Turnover in excess of £200,000 with a post office salary of £25,000+. (See financial summary below). This is very impressive considering the credit crunch.
- A business with great potential which has not been exploited because the owner does not wish to work extra hours.
- An easily run operation.
- Good well trained staff.
- A good first time buyers business.
- Large premises for an unopposed business.

Phoenix Business Transfer Agents are delighted to place onto the market this busy Post office, Convenience and CTN which has been established for over 20 years. The business has been in the hands of the current owner since 2004 and she now wishes to sell due to other business interests.

This very good business opportunity provides a post office, CTN, Pay Point, off license, convenience, pies and sandwiches and cards, DVDs and stationary. There are a variety of products stocked.

The concern employs 1 full time and 2 part time staff. The full timer is also training for the post office and works 36 hours per week. The other staff work 20 hours and 8 hours respectively. They are paid at the rate of £5.95 per hour.

The owners' role is very hands on and she works full time in the business.

The owner markets the business via leaflet drops once a year, through road signs and local village magazine

As far as competition is concerned the nearest shop/ post office is in Banbury.

The client base consists of mainly locals and daytime workers and office staff.

The concern has huge potential. In particular the turnover and profits can be increased by:

- Increasing the marketing activity with direct mailings and local and internet advertising.
- Increasing the opening hours to include evenings and extended weekend hours.
- Increasing the product line to include other products.
- Becoming more efficient with staffing levels.
- Working more hands on hours and saving on wages.
- Installation of a lottery machine.

The owner would be available for a business familiarisation period of one week for the benefit of the new owners if required. The Owner would also be happy for an on the job observation period to assess the business prior to offers being made.

Property Details

The property is terraced and is approximately 35 ft x 60 ft. The front is branded with an attractive glass front. The main customer service area is L shaped with a middle aisle and shelving and racking to the walls. It is very well presented and is very conveniently laid out. It is a very spacious premises with fridges and freezers. The customer service point is to the left. The post office counter is to the rear with the toilet and staff facilities further to the rear. There is free parking outside and off road parking at the front of the shop.

Equipment with sale

All fixtures and fittings and equipment are included in the sale price and are valued at £10,000.

Financial Details

The turnover for 2008 was £202,856 excluding the post office salary which is £25,000 with a gross profit of £43,084. The wages are £20,019 for this year. The present value of the stock is £10,000 and the fixtures fittings and equipment are worth £10,000.

In 2007, the turnover was £182,769. The potential turnover of the business within the next 2 years is forecast to reach £250,000+ given the changes that are required to be made to the business. Full financial disclosure is available on request after viewings and the signing of a confidentiality agreement.

Please note Phoenix do not guarantee the accuracy of these figures which are in many cases estimated and are not verified. Please do not rely on the accuracy of these figures and seek professional help before making any offers. Phoenix will not be held liable for any inaccuracies in these figures or any other statements contained in relation to this business.

Trading Hours

The business operates from Monday to Friday between 6.00am and 5.30pm. On Saturdays the hours are 6am to 1pm and on Sunday between 7am and noon.

Tenure

The original length of the lease was 5 years which is renewable in August 2009. The rent is £7,200pa and the rates are £1,500pa.

Viewings

The owners are available for viewings at any time except Mondays and Wednesdays.

Price: £105,000

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